

MINUTES ADOPTED BY THE CITY COUNCIL

Greenville, NC
March 24, 2003

The Greenville City Council met in a regular meeting on the above date at 5:30 PM in Conference Room A of Sheppard Memorial Library, with Mayor Robert D. Parrott and Vice-Chairman Freddie Outterbridge presiding. The meeting was called to order. The following were present.

Council Members

Mayor Robert D. Parrott
Mayor Pro-Tem Ric Miller
Council Member Mildred A. Council
Council Member Ray Craft
Council Member Pat Dunn
Council Member Rose H. Glover
Council Member Chip Little
Marvin W. Davis, City Manager
Wanda T. Elks, City Clerk
David A. Holec, City Attorney

Comprehensive Plan Committee

Freddie Outterbridge, Vice-Chairman
Mary Alsentzer
Minnie Anderson
Connally Branch
Richard Brown
Esmeralda Cabello-Black
Martha Coffman
Evan Lewis
Chris Mansfield
Melvin McLawhorn
Dick Tolmie
Lou Williamson
Mulatu Wubneh

Comprehensive Plan Committee Members Absent: Bryant Kittrell, Chairman
Richard Cannon
Bob Christian
Quentin Eaton
Steve Janowski
Ruth Leggett
Richard Patterson

Candace Pearce
Dianne Poole
Walter Sadler
Beryl Waters

Mayor Don Parrott thanked the Comprehensive Plan Committee for the time and effort they have put into the comprehensive plan process, which began November 2001. This plan will be a big asset for the Council in making decisions.

Vice-Chairman Outterbridge thanked the Mayor and City Council for attending this meeting.

Mr. Andy Harris, Director of Planning Community Development, gave a history of the comprehensive plan process. The Committee began work on the plan in November 2001. In January 2002, Dale Holland, Consultant, was retained and a citywide survey was done to get the perceptions of what the people wanted in the City and how they wanted to see the City grow. In February 2002, the first Comprehensive Plan Committee meeting was held with the consultant. There was a Town Meeting held on June 11, 2002 at the Greenville Convention Center. The committee has used the information gathered at this meeting. Followed by the Town Meeting, the Comprehensive Plan Committee went through a visioning process to raise information levels to provide insights of what needs to be addressed in the Comprehensive Plan. Staff and the Committee have been working arduously since August 2002 walking through the chapters of the Comprehensive Plan. When the process began, it was planned that an update to the Comprehensive Plan would be done. It has gone from an update to a pretty substantial rewrite; however, the basic format is very much the same. There is still a lot of work left to do. They are currently going through the text. The Committee has seen the draft Land Use Plan Map, and wants the City Council to review it. The map and the text will go through some adjustments and then citizen input will be sought.

Mr. Harry Hamilton, Chief Planner, reviewed the current Land Use Plan Map that was adopted in 1997. There have been about twelve different areas amended on the plan. The majority of those are the Tar River Floodplain Redevelopment Plan areas north of the river and adjacent to the southern banks of the Tar, a new Industrial Employment Area out on Allen Road, the NC 33 amendments just to the east of Porter Town Road as well as the Stratford Neighborhood amendments. There have been some changes to the plan. Approximately ten square miles of the City's jurisdiction has changed with respect to those plan amendments. At the beginning of the process, they looked at all the areas around the City and broke those down into 200 sites and noted those as either potential optional changes or Council actions that took place prior to 1997, such as actual zoning of the property, Council actions from 1997 to date that would involve both Land Use Plan amendments as well as zoning actions taken, locations where there have been requests for zoning that have been denied, or requests that have been approved in conflict with the plan, etc. There were also many sites where people have expressed interest in rezoning that would have been in conflict with the plan where actually they did not submit a petition. Such constraints as the landfill, commercial farms, swine farms, etc. that would have a definite impact on surrounding land use were noted. Two areas are controlled by neighboring cities--the Simpson and Winterville extraterritorial jurisdictions. The County has an area that is located to the northwest where they now have zoning between NC Highway 11 or an area just to the west of NC Highway 11 around to the river. Also noted were County actions to date such as permits

being issued which definitely have a change in the character of the area that was originally envisioned on the Land Use Plan. An example of this would be areas recommended on NC 33 East near Simpson where the previous plan recommended office type zoning. The County has issued permits for a commercial center in that area. The building and construction of commercial businesses would definitely alter the character and would be something that would need to be reflected on the updated Land Use Plan. One of the first things that would be done is go back and look at the Focus Area Map. This is part of the Urban Form Map that shows the desired locations for employment, neighborhood centers, intermediate community and regional centers. These are spaced out around the City. One of the things that the staff and committee want to stick with would be the concept of the focus area and transition areas between them. This map picks up and expands on the existing current focus area map. This map would show all of the changes being recommended with respect to the draft Land Use Plan. There are several hundred different properties around the City where changes are proposed to be made and this map illustrates those without having to show the Comprehensive Plan descriptions as shown in 1997. It gives a good idea of the changes. This draft Land Use Plan Map would overlay the recommended changes on top of the current Land Use Plan. Some of the major changes would be to the downtown area. There are major expansions proposed to the commercial area surrounding the downtown between the downtown as it exists now with commercial north to the Town Commons as well as west to just past the railroad and south of Tenth Street. Another area of major change would be in the outlying sections of the planning area. The City's extraterritorial jurisdiction goes out approximately one mile, and the original planning area went out another mile past that. The proposed area goes out two miles. There are a lot of areas surrounding the City that need to be incorporated like the areas to the west of the Medical area out 264 and to the southeast in the D. H. Conley High School area. The Land Use Plan continues that focus area option where there is proposed to be high intensity areas located at the intersections of major and minor thoroughfares with those transition areas in between. That is a major focus of the planning that they wish to continue with. It is recommended that there be a transition in those areas that are currently zoned residential to nonresidential development, commercial development, etc.

Mr. Hamilton displayed a chart that illustrated medium, high and low density. The largest area would be the medium-density range that allows medium density multi-family to single-family. There is a dramatic increase in the amount of conservation open space areas. Since receiving input from the Comprehensive Plan Committee, staff has gone back in and tried to link up those systems that form continuous potential greenway areas around the City. Most of those are either areas associated with floodplains on the Tar River, the major tributaries, areas that are indicated on the National Wetland Inventory maps, as well as areas that are currently wooded. It is a very good possibility that these large areas will be regulated wetlands and won't be developed. Some of those areas may be able to be partially developed.

Upon being asked what is being recommended for the Meadowbrook area, Mr. Hamilton replied that there is no proposal for change in that area. It is still recommended for conservation open space for the areas closest to the river having very low density residential, transitioning into medium density as the higher ground adjacent to the University is approached.

Discussion occurred about the difference in the level of flooding on the north and south sides of the river. Mr. Hamilton explained how the topography on the north side of the river is

dramatically different from the south side of the river. A substantial number of multi-family and single-family dwellings located south of the river were acquired through the buyout program. There are restrictions on the reuse of the land and it cannot be reoccupied by structures. Once those structures have been removed, there is a very narrow list of options that are available for the City. Some of the areas in close proximity to the University decided not to participate in the buyout program. The buyout program was optional.

Mr. Hamilton explained that Planned Unit Development is a special use zone and any particular PUD going through that process may be nowhere near the twelve and it may actually be down to around seven. The density for RA-20 is going to be low where there isn't sewer, but where there is sewer available it is the same density as R9S.

Upon being asked if a house burns down in the flooded area and it is not repairable, is there anyway to build the house back, Mr. Hamilton responded that there are some limitations that apply as a nonconforming use outside of the floodplain. If something is damaged there, it can be replaced. Where there are properties inside of the floodplain there are some additional restrictions with respect to substantial improvement that could have an impact on prohibiting reconstruction.

Mr. Harris stated that in order for the structure to be rebuilt, it would have to be elevated.

Upon being asked if owners of rental property are obligated to tell the renters that the property was flooded and is in the floodplain, Mr. Hamilton responded that they are not. If one goes through a licensed realtor or a professional, that may be mandated.

Mr. Holec clarified that if they are selling the property, it is going to be a material disclosure that is required to be given.

Upon being asked if structures can be reoccupied if they are in the flood, City Manager Davis responded that they could; however, if it is damaged beyond 50% of the value, it has to be elevated. If it is less than 50%, it does not have to be elevated. That is true no matter what the geographic location is.

Mr. Harris informed the group that after the process, there will be many public opportunities to view the changes. The citizens will be able to fill out forms to say what they did not like about it and why. Those comments will come back to the Comprehensive Plan Committee, who will study the information and make changes where appropriate. The Open House type meetings have worked very well in the past. Once the Comprehensive Plan Committee is comfortable with the text and the map, public input will again be solicited, beginning with the Planning and Zoning Commission and then on to City Council in August or September 2003.

Upon being asked how many substantial changes have been made, Mr. Hamilton responded that approximately 250 changes had been made to date; however, only about fifteen of those are substantial. Several of those are directly related to actions that City Council, County Commissioners, etc. have made that have actually changed the character of the area, where permits have been issued for construction, etc.

Upon being asked if this changes any zones already in place, Mr. Hamilton replied that it does not have any impact on the zoning boundaries. The Comprehensive Plan is a tool used to consider zoning changes.

Mr. Mansfield questioned having such a wide range of medium density property. He expressed concern about the 37% jump to go from eight persons per acre to eleven, then having a 40% jump to go from 32 to 45 persons per acre, and to have an 80% jump from 13 to 24 persons per acre in the middle.

Mr. Hamilton explained that the actual density can be reduced by as much as 20% or more. It could be in some areas much more than that because of environmental conditions to five units per acre on good ground with no limitations. R6A would typically be around nine, because people are going to try to build at a higher end in R6A and density can be transferred from the environmentally sensitive areas to the high ground. The difference between R6A and R6 is that the majority of apartments and condominiums and townhouses in town are in a range of somewhere between ten and fourteen units per acre.

Council Member Little stated that the major changes except for some spots all over the map will be out in the western part of the map near Ironwood and the Rocksprings area where there wasn't previously any comprehensive planning done. The area in the downtown area and West Greenville has been the priority as far as revitalization and redevelopment.

Mayor Parrott again thanked the Comprehensive Plan Committee for all the hard work it has done to date on this project. It is so important to have this plan as the City grows.

Mr. Dale Holland stated that there is some language in the Implementation Future Land Use Section that is repetitive to language that is in some of the previous sections of the plan. That will be taken care of.

Mr. Harris stated that the Comprehensive Plan Committee will meet on April 28, May 12, and May 19, 2003 in Conference Room A of Sheppard Memorial Library.

ADJOURN

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Wanda T. Elks, CMC
City Clerk